



**DOWNTOWN
PLEASANT HILL**



DOWNTOWN PLEASANT HILL

CONTRA COSTA BLVD. & CRESCENT DR.
PLEASANT HILL, CALIFORNIA

±1,642 SF - ±40,377 SF RETAIL AVAILABLE FOR LEASE



PROPERTY PROFILE

AVAILABLE SPACES

B1	±40,377 SF (former OSH)
B5	±35,899 (former Bed Bath & Beyond)
5A	±1,894 SF up to ±4,457 SF (former Boutique Fitness)
5B	±2,563 SF up to ±4,457 SF
7B	±1,642 SF (In Lease)
16A	±2,604 SF - ±3,588 SF (2nd Gen Restaurant)

2024 TRAFFIC COUNTS

Contra Costa Blvd.	27,661 ADT
Gregory Ln.	11,275 ADT
I-680	245,832 ADT

LOCATION DESCRIPTION

The site is served by I-680 with primary access off Monument Blvd. and signalized intersections at all main entries (Crescent Dr., Crescent Plaza, Boyd Rd., and Gregory Ln.). Adjacent to Walnut Creek, Concord, Martinez and Lafayette.

Contra Costa Blvd. is a major North-South thoroughfare connecting Martinez to Pleasant Hill.

SITE DESCRIPTION

Downtown Pleasant Hill is ±345,000 SF community retail destination anchored by a remodeled, 16-screen Century Theatres, Bed Bath & Beyond, Michaels, Golf Galaxy, Ross, Ulta and more.



SITE PLAN

STE	TENANT	SF
M	Century 16 Theatres	65,517
M1A	Leasing Office	2,200
M1B	Starlight Performing Arts (coming soon)	8,176
6	Golf Galaxy	25,000
7A	Five Guys	2,481
7B	IN LEASE	1,642
7C	Vitality Bowl	1,500
7D	Paul Mitchell	11,000
8A	Zachary's Pizza	3,263
9A	Peet's Coffee & Tea	2,375
9B	Small Cakes	1,000
9C	Jamba Juice	1,111
16A	AVAILABLE	2,604
16B	Escobar Tailors	984

STE	TENANT	SF
B4	Michaels	21,169
B5	AVAILABLE	35,877
4B	Carter's / OshKosh	5,172

STE	TENANT	SF
B1	AVAILABLE	40,377
B2	Ulta Beauty	10,000
B3	Ross Dress for Less	28,622

STE	TENANT	SF
5A	AVAILABLE (DO NOT DISTURB)	1,894
5B	IN LEASE	2,563
5C	Citibank	4,900
5D	Verizon Wireless	4,168
5E	Club Pilates	1,833
10A	Togo's	1,272
10B	Salon Avalon	1,142

STE	TENANT	SF
10D	America's Best Contacts & Eyeglasses	3,151
10F	Southern Comfort Kitchen	2,100
11A/B	Spavia	2,432
11C	Crescent Bistro	2,591
12A/B	Paris Baguette	3,976
12D	Haya Ramen	835
12E	Coco Swirl	939
12F	Gotta Eatta Pita	816
13A	The UPS Store	1,238
13C	Travis Credit Union	1,869
13D	Sally Beauty	1,510
13E	T-Mobile	2,060
14A	Morgan Territory Brewery	3,090

STE	TENANT	SF
14B	Restore Hyper Wellness	2,557
14C	Cantina Jack's	2,620
15A	Jack's Restaurant & Bar	6,479
15B	Urban Plates	4,253
15E	Jack's Taps	851
15F	European Wax Center	1,232
15G	Chipotle Mexican Grill	2,418
15J	Cold Stone Creamery	1,193

■ Area 1

■ Area 3

■ Area 2

■ Area 4

LOCAL & NATIONAL TENANTS

















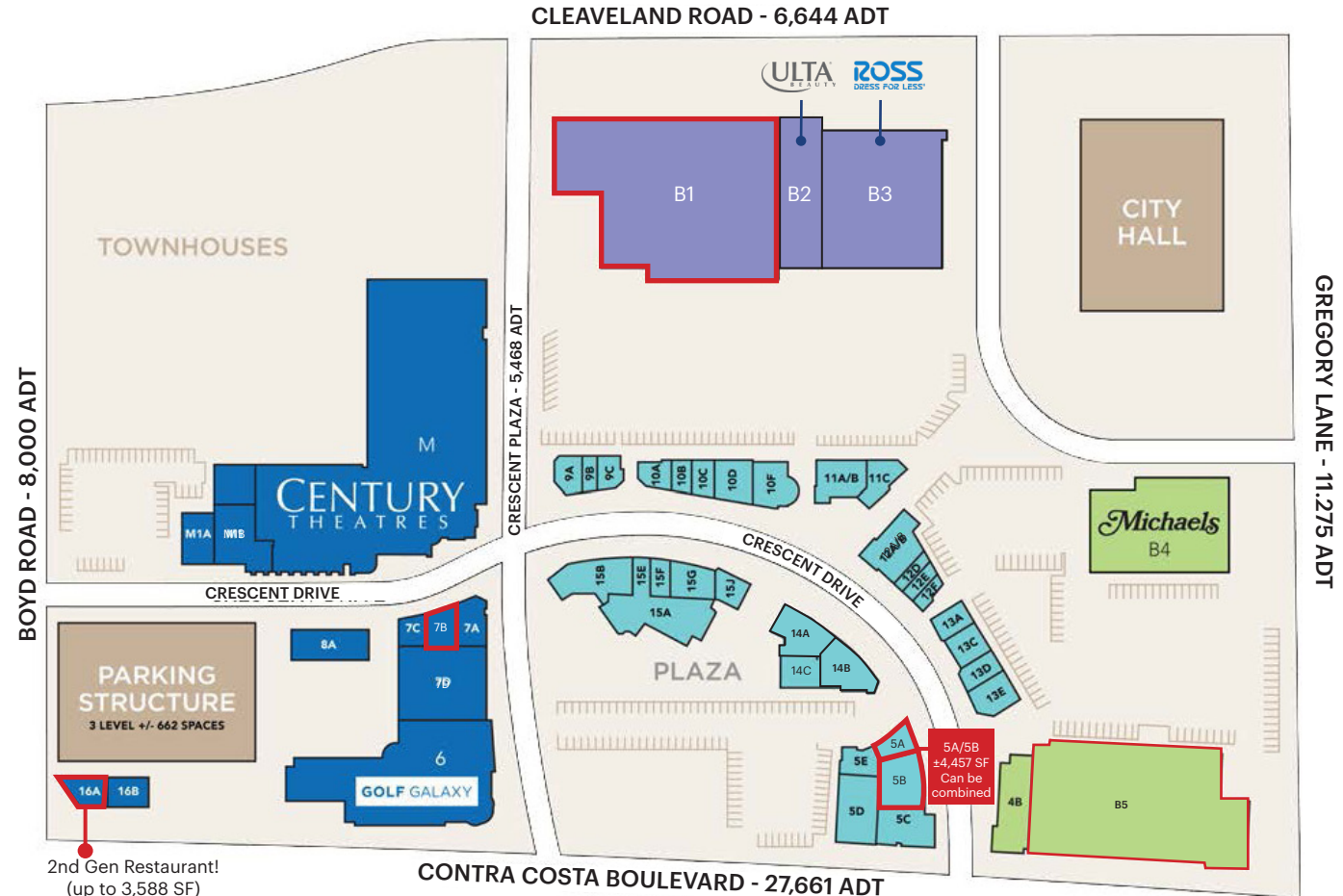












POPULATION

1 MILE	3 MILES	5 MILES
23,037	147,400	274,347



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$159,308	\$173,758	\$186,378



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
25.0%	29.3%	31.2%



MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
19.4%	27.4%	31.4%



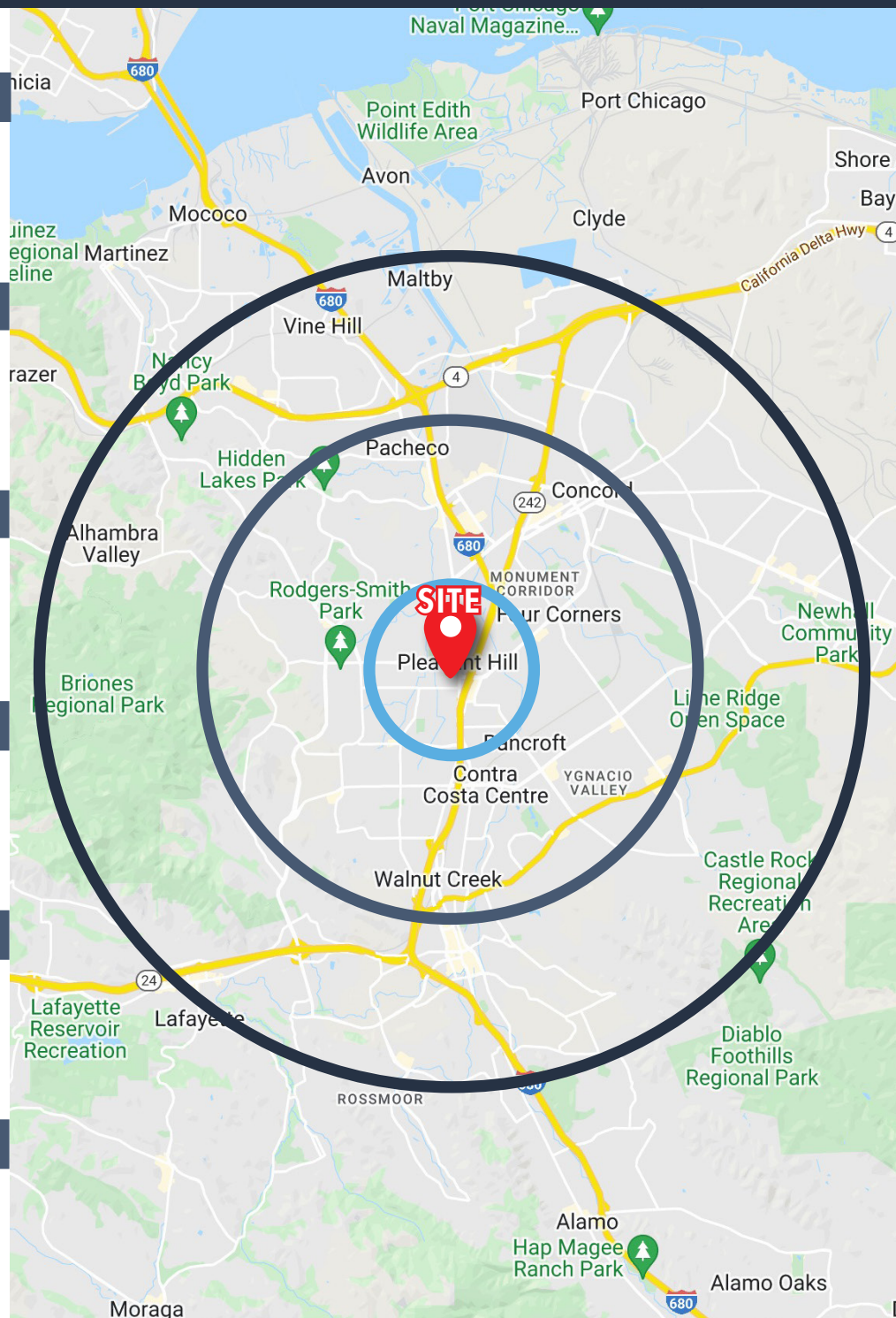
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
46.8%	51.5%	51.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$486.68 M	\$3.39 B	\$6.6 B





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